

MEETING MINUTES #18

Issue Date: June 19, 2006

MEETING DATE: Monday, May 8, 2006
 MEETING TIME: 4:00 P.M.
 MEETING LOCATION: San Diego Community College District
 3375 Camino Del Rio South, Board Room #245
 San Diego, CA 92108-3883

Attendees / Distribution:	*Indicates those present at this meeting
Committee Members:	S.D.C.C.D. Staff:
Castro, Honorable Federico (excused)	Backensto, David*
Drake, Kerry (excused)	Burkhart, Richard*
Fat, Thomas (excused)	Carroll, Constance*
Gibbens, Kim *	Cepeda, Rita *
Glaser, Bobby (excused)	Dexheimer, Carol ²⁾*
Heiberg, Walter *	Hsieh, Patricia*
Newman, Barry *	Parker, Bob ⁴⁾*
Pearson, Christopher *	Perez, Ron ¹⁾*
Ryan, Jim	Rogers, Darrell *
Schulze, Evonne *	Schamu, Damon*
Smith, Rev. George Walker *	Welch, Cindy
Spoon, Roberta *	Presenters:
Stoll, Catherine Clarke *	Schroeder, Paul, DWRB *
Board of Trustees:	Morita, Alison, DWRB *
Block, Marty *	Paterson, Douglas, DWRB *
Grosch, Rich *	Wagner, Steve, Carrier-Johnson *
Parsons-Proposition "S" Program Staff:	Lantz, Charlotte, Carrier-Johnson *
Clark, Jim *	Menderos, Errol, SDC *
Bray, Kyle *	Mesquita, Fernando, Mesquita & Assoc.*
Strong-Cosom, Brenda *	

Representing:

- 1) Cepeda, Rita, Mesa College
- 2) Burgess, Terry, City College
- 3) Hsieh, Patricia, Miramar College
- 4) Kastelic, Rudolph

Prepared by: Jim Clark, Parsons Phone (619) 687-0400

Note: Please inform the writer of any errors or omissions to these minutes; otherwise, they will be presumed correct as written.

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The meeting was called to order by Evonne Schulze at 4:00 P.M.	
1. Roll Call and Introductions	
<p>Clark: Took roll call. A quorum was present.</p> <p>Burkhart: Introduced Ryan Murphy as new Assistant Construction Manager.</p>	
<p>2. Approval of Minutes, Citizens Oversight Committee Meeting #17, March 13, 2006 (Ref. Doc. COC-050806-02).</p>	
<p>Schulze: Asked if there were any additions or corrections to the minutes. Hearing none, she asked for a motion for approval of the minutes. (Newman moved, Spoon seconded) Unanimous approval.</p>	
<p>3. Presentation of Previous Joint-Use Activities (Ref. Doc. COC-050806-03)</p>	<p><u>Damon Schamu,</u> <u>Vice Chancellor</u> <u>Facilities Management</u></p>
<p>Schamu: Committee asked that District compile a list of projects which the District has collaborated on with other agencies relative to joint use. List was previously provided to the Committee. List includes a brief description of actual agreement.</p> <p>Pearson: What was the fiscal impact of joint use?</p> <p>Schamu: Depends on specific agreement. For the Hourglass Park agreement (99 year agreement) at Miramar College – District provided 30 acres of land and City provided development funds to build all the improvements. City also shares in cost of maintenance for the facility. This is a win-win situation.</p> <p>Pearson: What is the outlook for future projects to take on the same type financial arrangement?</p> <p>Schamu: Always looking for those kinds of opportunities. Another successful joint use was Garfield High School at City College. They built a High School on District land leased from the District. During the 45 years of the agreement, District gets to use High School facilities when not in use by High School. At end of 45 years, District owns the High School facility. In addition, the SDUSD built a 400+ space parking structure on District land and gave the facility to the District.</p> <p>Schulze: Acknowledged presence of Board Members, Marty Block and Rich Grosch; President of Miramar College, Patricia Hsieh; President of Mesa College, Rita Cepeda; from City</p>	

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College, Carol Dexheimer; and the Chancellor, Constance Carroll.	
<p>4. Proposition “S” Construction Sign (Ref. Doc. COC-050806-04)</p>	<p><u>Richard Burkhart</u> <u>Construction Manager,</u> <u>Facilities Management</u></p>
<p>Burkhart: Changes have been made on the sign, as requested.</p> <p>Schulze: Asked for comments from the Committee. Committee asked that a portion of the sign be shown in a different color to highlight the information.</p> <p>Schulze: Requested a short presentation from Schamu concerning problems encountered by SDUSD on Proposition MM construction work.</p> <p>Schamu: The Chair is referring to a sewer pipe replacement project at Clairemont High School. Not all laterals were connected, and one of those served District bungalow on the site. Additionally, the contractor used water line pipe rather than sewer line pipe. If the pipe is exposed through subsequent construction on site, it could be identified as a water line in error which could result in a contamination issue. The SDUSD has corrected the situation.</p> <p>The Chair asked that Schamu address District’s checks and balances that would prevent this kind of situation on a District project. Essentially, the District has several qualified personnel on site during construction with responsibility to sign off on all aspects of the work. First, the District provides inspectors on site at all times during construction. The inspector is DSA approved and must make regular reports to the DSA. Currently, their requirement is to be on site at all times during construction and they do approvals at certain phases of the work. Additionally, the Architect must make periodic visits to the site, and the District has Construction Managers who monitor the work. These three people are the primary people who monitor the work on behalf of the District. Finally, the DSA will make unannounced spot checks of the construction in progress. Specialty items are also inspected separately by specialized inspectors.</p> <p>Newman: To the extent you know, what part of the checks and balances were not effective on the SDUSD construction project.</p> <p>Schamu: Apparently, there were a number of responsible persons that did not adequately monitor the work in progress.</p>	
<p>5. Review Final Design of Mesa College Project II-5, Visual Arts</p>	<p><u>Fernando Mesquita, AIA</u> <u>Mesquita & Associates</u></p>

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<p>Program Remodel</p>	
<p>Mesquita: This project is a remodel to the Visual Arts Program at Mesa College. The program is to remodel the existing building which is about 4,000 square feet – will remodel about half of the space to create a larger art gallery and lecture room. The entrance to the facility will be well established from the campus including a reception area outside the building with a canopy that creates the entrance to the building.</p> <p>Schulze: Will this be a real art gallery with adequate lighting?</p> <p>Mesquita: The entire interior will be all new lighting typical of an art gallery. The design documents are going to DSA now and construction will begin at the end of the year.</p> <p>Newman: To what extent are costs being adjusted resulting from increased construction costs?</p> <p>Mesquita: At this point we are meeting budget of \$1.4 million.</p> <p>Cepeda: We have been reviewing our projects as they become completed and we have the opportunity to expand our facility and increase the opportunity to show our work.</p>	
<p>6. Presentation of Mesa College Site Design</p>	<p><u>Paul Schroeder, AIA</u> <u>DWRB</u></p>
<p>Schroeder: Will present item #6 and #7 together. The two components include site development and the buildings. Provided a power point presentation of the phases of the site design plan and aerial photos of the campus. Addressed the purchase of the Muir School property as a critical portion of the site design plan. Addressed reorientation of the east entry drive and the siting of a new parking structure and police facility. Addressed location and concept of the Middle College High School to be built by SDUSD and used jointly by the SDUSD and the District. Discussed traffic signals and dedicated entry to parking structure. Addressed relocation of portable buildings to make room for construction of new Health Education and Physical Conditioning Facility. Concluded with final plan of campus which gives open area college environment and a better progression of entry to the campus from Genesee.</p> <p>Cepeda: What properties would have to be purchased?</p> <p>Schroeder: Indicated four small residential homes.</p> <p>Carroll: The owners of the houses would like to move as it is not a good situation for them in their current location.</p>	

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<p>Newman: Have the buildings which are to be replaced outlived their usefulness?</p> <p>Schamu: Yes they have outlived their usefulness.</p> <p>Newman: If the four properties were to come up for sale, are there funds available to purchase them</p> <p>Schamu: Not in the current Proposition “S” plan.</p> <p>Newman: Will potable water be used to irrigate all the new trees and landscape included in this plan?</p> <p>Burkhart: Do not have reclaimed water at this campus as yet.</p> <p>Heiberg: Has the Architect been talking to MTB concerning mass transit in this master plan?</p> <p>Schroeder: East entry realignment includes MTB bringing bus line onto campus. Design has created two new bus stops on campus. Now have about 600 students who use mass transit. Plan is expected to increase bus rider ship.</p> <p>Heiberg: Provision for entry monument sign?</p> <p>Schroeder: Main entry monument sign will be located at the Mesa College / Armstrong Street.</p> <p>Heiberg: Landscaping is an important piece of master planning, but people have a tendency to not park in parking structures. What technology do you expect to use to influence people to enter parking structure and realize there is parking space available?</p> <p>Schamu: District has purchased computer driven signs to place at the parking structure to guide students. Safety is also a concern and we have cameras at critical locations, emergency phones with a camera on the phones, and cameras at elevators and stairwells.</p> <p>Cepeda: The structure has been one of the selling points in our meetings with the community as we have been able to show elevation drawings and the esthetics of the facility. Also the campanile in this plan will be something very special to the campus.</p> <p>Newman: Have you seen any escalation of costs associated with these buildings?</p> <p>Schroeder: There has been a cost escalation over the past two years from the original budget, but we are holding to the current budget.</p> <p>Newman: Suggests the students in the art program create concepts for the monumental signs in a student competition.</p>	

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<p>7. Review Final Design of Mesa College Project VI-1, Mesa College Entrance Road / Realignment</p>	<p><u>Paul Schroeder, AIA</u> <u>DWRB</u></p>
<p>Schroeder: Comments are included in item #6 above.</p>	
<p>8. Review Final Design of Miramar College Project VI-1, Arts Village</p>	<p><u>Errol Mendaros, P.E.</u> <u>Structural Design</u> <u>Consultant & Associates</u></p>
<p>Mendaros: The scope of our work is to move four relocatable buildings from behind the Child Development Building across to behind D-200 Building. We have made improvements to the new site, accessible parking to comply with ADA requirements, new landscaping, and interior improvements to the portables such as replacement of the floors and wainscoting of the walls. We also added sinks for the portables.</p> <p>Burkhart: These are the modular buildings sitting in the footprint of the new Health Education and Physical Conditioning Facility.</p> <p>Hsieh: Campus really appreciates the work to relocate these portable buildings.</p>	
<p>9. Review Final Design of City College Project VII-1, Construct “R” Building Classroom</p>	<p><u>Steve Wagner, AIA</u> <u>Carrier-Johnson</u></p>
<p>Wagner: Project is the LRC “down-under” in a current parking structure of 15,000 square feet with a construction budget of \$4,000,000. We are currently within the construction budget.</p> <p>Lantz: The main points are that this is a self-contained project in that it has a separate building entrance and signage, restrooms, and custodial locker room, and a separate HVAC system from the LRC building. The landscape enhancements will help to create the entrance to the new classrooms and offices and will also help to screen the existing transformer. Sustainability issues include: the new landscaping uses low water-use plants, we have designed a high-efficiency HVAC system, we are providing daylight to more than half of the facility including daylight to the corridors through the offices which line the southern side of the building, and carpeting that complies with the Carpet & Rug Industry “Green Label Plus” Standards which meet LEED Standards. The paints and other interior finishes have low voc emissions and we are using waterless urinals.</p> <p>There are seven state-of-the-art classrooms in which we are using recessed light fixtures with low profiles, fluorescent lights to</p>	

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<p>provide diffused lighting and low glare, wall washers provide better visibility on the white wall board and cut down on glare. Lecterns will include necessary components for lectures and presentations such as DVD/VCR player, projector controls as well as internet and cable TV capabilities. The overhead LCD projectors will have high-lumen output for maximum visibility. The 84" motorized screens will be recessed in the ceiling and we are using up-to-date marker board products that come in sheet rolls. Providing infrastructure for future technological advancements.</p> <p>Schamu: Provided historical overview of the project site.</p> <p>Dexheimer: Once we are able to move classrooms from the old "L" Building into this facility, we will be able to start our Academic Success Center, which is another Proposition "S" project.</p>	
<p>10. Presentation of Certificates</p>	<p><u>Chancellor Constance Carroll and Board President Marty Block</u></p>
<p>Schulze: There are four people leaving our Committee, Jim Ryan, Federico Castro, Kim Gibbens, and Barry Newman.</p> <p>Block: On behalf of the Board, I want to thank you all for your services, and particularly Kimberly and Barry, as outgoing Citizen Oversight Committee members, I want to thank you for what you have done as it is obvious that citizen oversight of government is integral to the working of our democracy and your oversight of expenditures of Proposition "S" are appropriate and proper gives all of us on the Board the security in knowing our dollars are well spent. (Presented plaques to Gibbens and Newman).</p> <p>Newman: "My only comment is that we sit on a host of oversight committees through the taxpayers association, and this is to my knowledge, the most qualified, the most representative oversight committee that exists and the capacity and potential of this body to serve both the Board, staff, and the public is limitless."</p>	
<p>11. Suggestions for Future Committee Members</p>	<p><u>Evonne Schulze Committee Chair</u></p>
<p>Schulze: Committee is open to suggestions for nominations for replacement committee members. Any nominations will be forwarded to the Board of Trustees. Please email any suggestions</p>	

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to Damon Schamu with copy to Constance Carroll.	
12. Open Forum	
<p>Spoon: Presenters commented they were on budget, what was the date of the preparation of those budgets?</p> <p>Schamu: Budgets prepared at inception of the project and then refined as the program is focused and defined. But they are always projected to the time of construction. Based on ENR indexes and other standards, we can predict what the increases might be at that point of construction. That value is what is given to the architects as the budget. In general, it takes about two years from the point of project inception until construction can begin.</p> <p>During a recent District presentation to the AGC, their committee members commented that the District's timing is perfect for bids this summer / fall. The large contractors are looking for work now and the District can expect to receive good competition in the contractor's bids.</p>	
13. Adjournment	<u>Evonne Schulze</u> <u>Committee Chair</u>
<p>Schulze: Announced the next meeting will be on July 10, 2006, at 4:00 p.m. The meeting was adjourned at 5:15 p.m.</p> <p>Tentative Future Meeting Schedule: All meetings at 4:00 p.m. at District Offices, Room 245.</p> <p>September 11, 2006 November 13, 2006 January 8, 2007 March 12, 2007 May 14, 2007 July 9, 2007</p>	